

MEMORANDUM

August 6, 1970

TO: Boston Redevelopment Authority
FROM: John D. Warner, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1958
Prince Hall Grand Masonic Lodge Corp.
24 Washington Street, Dorchester

Petitioner seeks two variances for a change of occupancy from a supermarket to a private club (meeting rooms) in a General Business (B-1) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 23-2	Off-street parking is insufficient	143 spaces	0
Sect. 23-8	Off-street parking on an adjacent lot requires a Board of Appeal hearing		

The property, located on Washington Street near the intersection of Bilodeau Road in the Model Cities Area, contains a one story masonry structure. Rehabilitation of the structure is presently underway. The proposed temple would house 15 district lodges. The petitioner proposes to provide 86 off-street parking spaces on an adjacent lot. The proposed facility would restore a vacant structure to a productive occupancy. There would be no adverse effects in this mixed commercial-residential area. Recommend approval.

VOTED: That in connection with Petition No. Z-1958, brought by Prince Hall Grand Masonic Lodge Corp., 24 Washington Street, Dorchester, in the Model Cities Area, for variances of insufficient off-street parking and off-street parking on an adjacent lot in a General Business (B-1) district, the Boston Redevelopment Authority recommends approval. The proposed temple would house 15 district lodges. The petitioner would provide 86 off-street parking spaces on an adjacent lot. The proposal would restore a vacant structure to a productive occupancy. There would be no adverse effect in this mixed commercial-residential area.

Re: Petition No. Z-1959
Philmore M. Gilbert
25 Kinross Road, Brighton

Petitioner seeks a Forbidden Use Permit and a variance to park eight cars for a fee in an Apartment (H-1) district. The proposal would violate the code as follows:

Sect. 8-7 A parking lot is Forbidden in an H-1 district.

Sect. 18-1 Parking not allowed in front yard.

The property, located on Kinross Road near the intersection of Lanark Road, contains a $2\frac{1}{2}$ story frame dwelling and a parking lot for eight cars on a lot of 18,115 square feet. The petitioner was granted approval by the Board of Appeal in July 1963 to park seven cars for a fee on a portion of his lot at the left side of the existing dwelling, terminating August 1, 1970. The petitioner now requests extension of the use and an increase in capacity from seven to eight cars. The proposal is undesirable. The lot is unsightly and represents a blight on this residential neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-1959, brought by Philmore M. Gilbert, 25 Kinross Road, Brighton, for a Forbidden Use Permit and a variance of parking not allowed in front yard to park eight cars for a fee in an Apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposed extension of the parking lot is undesirable. The lot is unsightly and represents a blight on this residential neighborhood.

Re: Petition No. Z-1960
Robert Sloane
22-24 Mt. Vernon Street, Dorchester

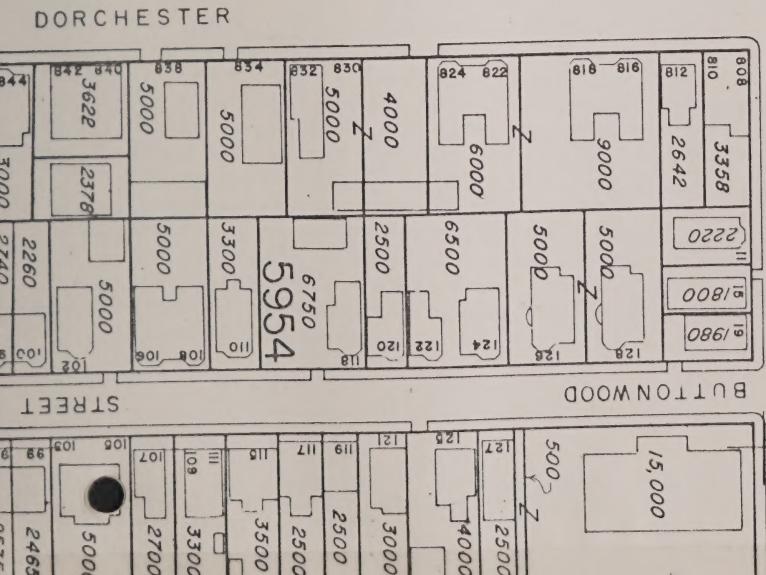
Petitioner seeks a change in a non-conforming use for a change of occupancy from a parking garage to a repair shop garage in an Apartment (H-1) district. The proposal would violate the code as follows:

Sect. 9-2 A change in a non-conforming use requires a Board of Appeal hearing. The property, located on Mt. Vernon Street near the intersection of Dorchester Avenue, contains a one story masonry structure. The property was formerly utilized as a garage for 20 taxicabs. The proposed auto repair shop with its attendant activity would have an injurious effect in this residential three family neighborhood. Further, the proposed facility would generate additional traffic problems on this one-way street. Recommend denial.

VOTED: That in connection with Petition No. Z-1960, brought by Robert Sloane, 22-24 Mt. Vernon Street, Dorchester, for a change in a non-conforming use for a change of occupancy from a parking garage to a repair shop garage in an Apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposed auto repair shop with its attendant activity would have an injurious effect on this residential three family neighborhood and would generate additional traffic problems on this one-way street.



Z-1960
22 MT. VERNON ST.
(D.O.R.)



Re: Petitions Nos. Z-1961-Z-1964
 Ketchum & Roberts (Developer)
 93-109 Davison St. & 110-112 Pierce St.
 Hyde Park

Petitioner seeks four Forbidden Use Permits and 18 variances to erect 48 units of Elderly Housing in three two-story structures and a one story community center structure in a Residential (R-.5) and a Local Business (L-.5 district). The proposal would violate the code as follows:

93-95 Davison Street

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|------------|---|---------------|-----------------|
| Sect. 8-7 | A multi-family dwelling for 16 apartments is Forbidden in an R-.5 district. | <u>Req'd.</u> | <u>Proposed</u> |
| Sect. 10-1 | Parking not allowed in front yard | | |
| Sect. 14-1 | Lot area is insufficient | 2 acres | 53,250 sf |
| Sect. 14-2 | Lot area for additional dwelling unit is insufficient | | |
| Sect. 17-1 | Open space is insufficient | 3000 sf/du | 1110 sf/du |
| Sect. 20-1 | Rear yard is insufficient | 1000 sf/du | 763 sf/du |
| | | 40 ft. | 30 ft. |

101 Davison Street

- | | | | |
|------------|--|--------|--------|
| Sect. 8-7 | A community center building is Forbidden in an R-.5 district | | |
| Sect. 22-4 | Distance between buildings is insufficient | 80 ft. | 56 ft. |

105-109 Davison Street

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|------------|---|------------|------------|
| Sect. 8-7 | A multi-family dwelling for 16 apts. is Forbidden in an R-.5 district | | |
| Sect. 10-1 | Parking not allowed in front yard | | |
| Sect. 14-1 | Lot area is insufficient | 2 acres | 53,250 sf |
| Sect. 14-2 | Lot area for additional dwelling unit is insufficient | | |
| Sect. 17-1 | Open space is insufficient | 3000 sf/du | 1110 sf/du |
| Sect. 18-4 | Front yard is insufficient | 1000 sf/du | 763 sf/du |
| Sect. 20-1 | Rear yard is insufficient | 25 ft. | 20 ft. |
| | | 25 ft. | 20 ft. |

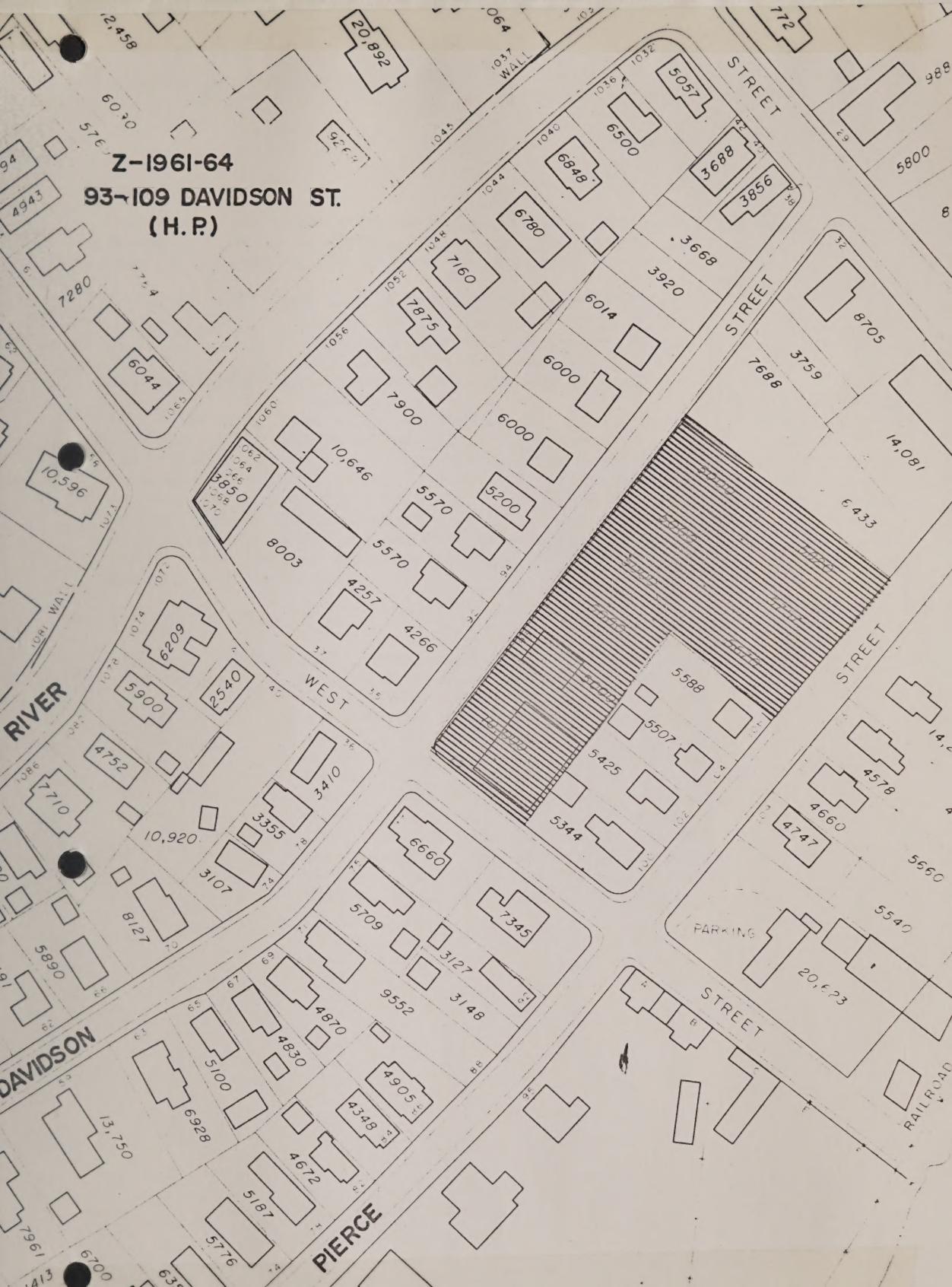
110-112 Pierce Street

- | | | | |
|------------|---|------------|------------|
| Sect. 8-7 | A multi-family dwelling is Forbidden in an R-.5 district. | | |
| Sect. 10-1 | Parking not allowed in front yard | | |
| Sect. 14-1 | Lot area is insufficient | 2 acres | 53,250 sf |
| Sect. 14-2 | Lot area for additional dwelling unit is insufficient | | |
| Sect. 17-1 | Open space is insufficient | 3000 sf/du | 1110 sf/du |
| Sect. 18-1 | Front yard is insufficient | 1000 sf/du | 763 sf/du |
| Sect. 20-1 | Rear yard is insufficient | 25 ft. | 20 ft. |
| | | 25 ft. | 15 ft. |

The property, located on Davison and Pierce Streets at the intersection of West Street, contains 53,250 square feet of vacant land. The petitioner has been designated a developer for this land by the Boston Housing Authority who would acquire the proposed elderly housing upon completion of construction. The proposed two-story structures would contain a total of 32 efficiency units and 16 one-bedroom units. A one story community center building for tenant use would also be constructed. There would be a total of four buildings. The site is appropriate for elderly housing. Public transportation and shopping facilities are conveniently located. Trees should be allowed to remain wherever possible as a shade cover. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-1961-Z-1964, brought by Ketchum & Roberts (Developer) for four Forbidden Use Permits and variances of parking not allowed in front yard, insufficient lot area, lot area for additional dwelling unit, open space, front yard, rear yard, and distance between buildings to erect 48 units of Elderly Housing in three two-story structures and a one story community center structure in a Residential (R-.5) and a Local Business (L-.5) district, the Boston Redevelopment Authority recommends approval. The site is appropriate for Elderly Housing. Public transportation and shopping facilities are conveniently located. Trees should be allowed to remain wherever possible as a shade cover.

Z-1961-64
93-109 DAVIDSON ST.
(H.P.)



Re: Petition No. Z-1967
Peter A. Loukas
11 Grovenor Road, Jamaica Plain

Petitioner seeks a Forbidden Use Permit and three variances for a change of occupancy from six to eight apartments in a Residential (R-.8) and a Local Business (L-1) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	Any dwelling converted for more families and not meeting the requirements of lot area, open space and off-street parking is Forbidden in an R-.8 district.		
Sect. 14-2	Lot area for additional dwelling unit is insufficient	1500 sf/du	32 sf/du
Sect. 17-1	Open space is insufficient	800 sf/du	236 sf/du
Sect. 23-1	Off-street parking is insufficient	2 spaces	0

The property, located on Grovenor Road near the intersection of Centre Street, contains a three story brick structure. The petitioner proposes to create two basement apartments. The proposed density is undesirable and would be incompatible with the surrounding residential properties. The off-street parking deficiency would intensify traffic congestion on this narrow street. A similar proposal was denied by the Board of Appeal in November 1969. The Authority concurred with this decision. Recommend denial.

VOTED: That in connection with Petition No. Z-1967, brought by Peter A. Loukas, 11 Grovenor Road, Jamaica Plain, for a Forbidden Use Permit and variances of insufficient lot area, open space and off-street parking for a change of occupancy from six to eight apartments in a Residential (R-.8) and a Local Business (L-1) district, the Boston Redevelopment Authority recommends denial. The proposed density is undesirable and would be incompatible with the surrounding residential properties. The off-street parking deficiency would intensify traffic congestion on this narrow street.

Z-1967

11 GROVENOR RD.
(J.P.)



Re: Petition No. Z-1968
 S. Leonard Taitelbaum
 116 Tremont Street, Boston

Petitioner seeks a Forbidden Use Permit and nine variances to erect a three story and basement 31-unit apartment building in a Residential (R-.5) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	A multi-family dwelling is Forbidden in an R-.5 district		
Sect. 10-1	Parking is not allowed within 5 feet of side lot line		
Sect. 14-1	Lot area is insufficient	2 acres	30,384 sf
Sect. 14-2	Lot area for additional dwelling unit is insufficient	3000 sf/du	0
Sect. 14-3	Lot width is insufficient	200 ft.	155 ft.
Sect. 14-4	Street frontage is insufficient	200 ft.	155 ft.
Sect. 15-1	Floor area ratio is excessive	0.5	0.9
Sect. 16-1	Height of building is excessive	2 stories	3 stor
Sect. 17-1	Open space is insufficient	1000 sf/du	506 sf/du
Sect. 18-1	Front yard is insufficient	25 ft.	22 ft.

The property, located on Tremont Street near the intersection of Cufflin Street, contains 30,384 square feet of land. The petitioner proposes a basement occupancy of seven units and on each of three floors an eight unit occupancy. The proposed density is both excessive and unreasonable. However, the staff would be amenable to a lower density of not more than 24 units. This lower density would be compatible with the surrounding area. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-1968, brought by S. Leonard Taitelbaum, 116 Tremont Street, Boston, for a Forbidden Use Permit and variance of parking not allowed in front yard, excessive floor area ratio and building height, insufficient lot area, lot area for additional dwelling unit, lot width, street frontage, open space and front yard to erect a three story and basement 31 unit apartment building in a Residential (R-.5) district, the Boston Redevelopment Authority recommends denial as submitted. The proposed density is both excessive and unreasonable. A reduction to a density of not more than 24 units would be acceptable and would be compatible with the surrounding area.

Re: Petition No. Z-1978
A & L Zimble
175 Thornton Street, Roxbury

Petitioner seeks a Forbidden Use Permit for the storage of 30 vehicles in a Residential (R-.8) district. The proposal would violate the code as follows:

Sect. 8-7 Storage of vehicles is Forbidden in an R-.8 district.

The property, located on Thornton Street between Vale and Valentine Streets, in the Model Cities Area, contains approximately 2 acres of land, presently used as a parking lot for multi-purpose vehicles. The petitioner proposes to use a portion of the lot for the storage of abandoned and derelict cars. It appears that some of these cars are already stored illegally on the lot. The proposed facility is inappropriate and would create a blighting effect on the neighborhood which is residential in character. Recommend denial.

VOTED: That in connection with Petition No. Z-1978, brought by A & L Zimble, 175 Thornton Street, in the Model Cities Area, Roxbury, for a Forbidden Use Permit for the storage of 30 vehicles in a Residential (R-.8) district, the Boston Redevelopment Authority recommends denial. It appears that some of the cars are already stored on the lot. The proposed facility is inappropriate and would create a blighting effect on the neighborhood which is residential in character.

Re: Petition No. Z-1979
Alliance Glass Corporation
902-904 Dorchester Ave., Dorchester

Petitioner seeks a Conditional Use Permit to erect a one story office, warehouse and retail store serving a major part of the city in a Local Business (L-1) district. The proposal would violate the code as follows:

Sect. 8-7 A retail store serving a major part of the city is
Conditional in an L-1 district.

The property, located on Dorchester Avenue near the intersection of Columbia Road, contains a half completed one story brick commercial structure. In November 1969, the petitioner was granted approval by the Board of Appeal to erect the commercial structure and subsequently granted a building permit. Inadvertently, the present violation was omitted from the original refusal by the Building Commissioner. This petition would remedy the technical violation. Recommend approval.

VOTED: That in connection with Petition No. Z-1979, brought by Alliance Glass Corp., 902-904 Dorchester Avenue, Dorchester, for, a Conditional Use Permit to erect a one story office, warehouse and retail store serving a major part of the city in a Local Business (L-1) district, the Boston Redevelopment Authority recommends approval. This petition would remedy the violation inadvertently omitted from the original letter of refusal.

